

**ADDENDUM TO THE NORTH SAN JOSÉ
DEVELOPMENT POLICIES FINAL PROGRAM ENVIRONMENTAL
IMPACT REPORT (SCH #2004102067), AND THE
ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL PROGRAM
ENVIRONMENTAL IMPACT REPORT AND SUPPLEMENTAL
ENVIRONMENTAL IMPACT REPORT - GREENHOUSE GAS EMISSION
ANALYSIS (SCH# 2009072096)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the **North San José Development Policies Final Program Environmental Impact Report, the Envision San José 2040 General Plan Final Program Environmental Impact Report, and the Supplemental Environmental Impact Report - Greenhouse Gas Emission Analysis** because minor changes made to the project that are described below do not raise new issues about the significant impacts on the environment.

File Number and Project Name: H15-036 Orchard Parkway Development Project

A Site Development Permit to re-develop the 5.3 acre site to provide up to approximately 101,171 square feet of office/manufacturing space in one building. The new building would consist of a 63,000 square foot, two-story office wing and a 38,171 square foot single-story manufacturing wing. The two wings of the building would be connected by an enclosed corridor building that includes two loading docks, in-ground dock levelers, and approximately 2,200 square feet of space. The project would demolish and remove the existing surface parking lot and landscaping and install a new surface parking lot and new landscaping.

Location: southwest corner of the intersection of Orchard Parkway and West Plumeria Drive in North San José. The approximately 5.3 acre site is located on the west side of Orchard Parkway, opposite of West Plumeria Drive, and is bounded on the north, east, and south sides by existing office and industrial uses.

Council District: 4

Assessor's Parcel Number: 101-18-009

The environmental impacts of this project were addressed by three Environmental Impact Reports: the Final Program EIR entitled, "North San José Area Development Policies Update Final Program EIR," adopted by City Council Resolution No. 72768 on June 21, 2005 (SCH #2004102067), the Final Program EIR entitled "Envision San Jose 2040 General Plan" (GP2040) adopted by City Council Resolution No. 76041 on November 1, 2011 (SCH #2009072096), and the Supplemental EIR to the GP2040 adopted by City Council Resolution No. 77617 on December 2015, 2015 (SCH #2009072096). The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that, "A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred."

The following impacts were reviewed and found to be adequately considered by the EIRs:

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology and Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazardous Materials	<input checked="" type="checkbox"/> Hydrology & Water Quality
<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Population and Housing	<input checked="" type="checkbox"/> Public Services	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Traffic	<input checked="" type="checkbox"/> Utilities & Service Systems	<input checked="" type="checkbox"/> Energy
<input checked="" type="checkbox"/> Growth Inducing	<input checked="" type="checkbox"/> Cumulative Impacts	<input checked="" type="checkbox"/> Mandatory Findings of Significance

ANALYSIS

The North San José Development Policies Update (NSJDP) allows for 26.7 million square feet of new industrial/ office/Research & Development uses, 1.7 million square feet of new neighborhood serving commercial uses, and the addition of 32,000 new residential units in the Rincon Area. The Envision San José 2040 General Plan (GP2040) provides capacity for the development of up to 470,000 new jobs and 120,000 new dwelling units through 2035. The City of San José also approved a Supplemental Environmental Impact Report (SEIR) for the Envision San José General Plan to include an updated greenhouse gas emissions analysis to the GP2040.

The proposed project was analyzed for environmental impacts resulting from a Site Development Permit to construct a new office/manufacturing building with two wings that are connected by a 2,200 square foot, fully enclosed corridor. The new building would consist of a 63,000 square foot, two-story office wing and a 38,171 square foot single-story manufacturing wing, providing up to approximately 101,171 square feet of new office/manufacturing space on the 5.3 acre project site. The project is anticipated to provide space for approximately 350 employees. The type and intensity of the proposed development is consistent with the intent of the NSJDP and the proposed project was found to be adequately analyzed in all CEQA resource areas by the NSJDP Final Program Environmental Impact Report (FPEIR), GP2040 Final Program Environmental Impact Report (FPEIR), and the Supplemental Environmental Impact Report (SEIR).

The proposed project would not result to any new or substantially increased significant impacts. The proposed project would comply with all revised standard permit conditions and revised mitigation measures set forth in the Draft Initial Study/Addendum Analysis and revised Mitigation Measure and Monitoring Report Program for this project. The proposed project, therefore, will not result in new impact or impacts of greater severity than those previously identified in the NSJDP FPEIR, GP2040 FPEIR, and GP2040 SEIR.

Conclusion:

The proposed project is within the scope of the full build out of the North San José area which was analyzed in the NSJDP FPEIR and would comply with applicable General Plan policies. Given the proposed project description and knowledge of the project area, the City has concluded that the proposed project would not result in any new impacts that have not been previously disclosed; nor would it result in a substantial increase in the magnitude of any

significant environmental impact previously identified in the previously certified EIRs. For these reasons, a supplemental or subsequent EIR is not required and an addendum to the EIRs has been prepared and the City of San José may take action on the proposed project as being within the scope of the Final Program EIR. This addendum will not be circulated for public review, but will be attached to the EIRs, pursuant to CEQA Guidelines §15164(c).

Harry Freitas, Director
Planning, Building and Code Enforcement

2/9/2016
Date

Meenaxi R.P.
Deputy

Project Manager: Thai-Chau Le

Attachments:

1. Orchard Parkway Development Project (H15-036) Draft Initial Study/Addendum Analysis, dated February 2016.
2. Mitigation Monitoring and Reporting Program (MMRP) for project H15-036, dated February 2016.